



Lake County Division of Planning
And Community Design

Voice: (352) 343-9739, extension 5567 Fax: (352) 343-9595

Email: krosick@lakecountyfl.gov

PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Coordinator
Through: Brian T. Sheahan, AICP Chief Planner
From: Karen Rosick, Planner
Re: Bloomfield Crossing– Proposed 40.35 +/- acre site for a 8 lot Residential Community
Date: **DRS MEETING DATE: July 12, 2007**

TYPE OF DEVELOPMENT:

☒ Residential Subdivision ☐ Multi-Family Site Plan ☐ Commercial Site Plan ☐ Industrial Site Plan

☐ Other (specify): Proposed Use of Property: An 8-parcel (5/Acre Lot size) residential subdivision.

The property can be described as: 28-20-25 in the Howey in the Hills JPA.

Land use and zoning: The property is approximately 40.35+/- (acres) in size. The property is located in the Rural and Suburban Future Land Use Categories (FLUC) with a permitted density of 1DU/5Acres.

The property is currently zoned Agriculture (A) which is allowed a maximum density of one (1) dwelling unit per 5 acres.

Wetland density MUST be calculated separately and may not be combined with uplands for density allocations. Partial units may not be rounded to a whole unit. Density may be transferred from the wetlands to the upland portions of a site at a ratio of 1 unit to 5 acres of wetlands.

WILL REQUIRE REZONING: Yes ☐ No ☒

TO WHAT ZONING? N/A

WILL REQUIRE F.L.U.M. AMENDMENT: ☐ Yes ☒ No

DEVELOPMENT REVIEW (Items/Issues to be referenced as applicable)

Informational: **Development in the flood plain shall meet one of the following;**

(A) Relocate Lots so that they are not in the 100-year flood plain. Or

(B) Submit a letter from a hydrological engineer stating that all criteria of Policy 1-2.2 will be met.

Policy 1-2.2 requires that in the event that development is proposed within the 100-year flood plain the following shall apply:

1. Compensating storage shall be required;

2. The natural hydrological character of the surface waters (flow regime) shall be maintained;

3. Natural surface water flows, particularly, sheet flows, shall be maintained;

4. Surface water quality and quantity shall be maintained;

5. Floor elevations shall be raised eighteen inches (18) above the 100 year flood elevation;

6. Septic systems and drain fields may be authorized only where the septic tank and drain fields are necessary to allow single family development; and

7. The maximum density shall be one unit per acre; and

(C) Place a note on Lots in flood plain stating "these lots shall not be approved until they meet criteria of Comprehensive Plan Policy 1-2.2."

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received? **No outside agency approvals have been received with this application.**

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? **The submitted aerial photograph indicates the probability of wetlands on the subject property. If alteration of any wetlands is proposed, an Environmental Resource Permit must be obtained from the Florida Department of Environmental Protection and the Water Management District. Wetlands must be placed under conservation easement consistent with Section 6.01.00 LDR and may require that they be platted in independent tracts. In addition, removal of any wetland vegetation will require a permit from the Department of Environmental Protection.**

Requirements for wetlands on the site; a 15-foot natural buffer is required for isolated wetlands and 25 feet for non-isolated wetlands, extending landward from the jurisdictional wetland line, shall be provided adjacent to the wetlands; this in accordance with Section 6.01.05 of the Land Development Regulations. This buffer must be shown on the preliminary plat and recorded on the final plat. In addition, ALL site plans and Construction Plans containing wetlands MUST have a note on the face of the plat stating that "a dedicated conservation easement on the wetlands shall be recorded PRIOR to final approval by Lake County." The conservation easement runs along the wetland jurisdictional line.

Is an Environmental Assessment required? Yes, an environmental assessment will be required to be submitted with the preliminary plat and must meet Section 6.04.00 Land Development Regulations.

Landscape and other buffers provided? A landscape plan is not required.

Parking (including for bicycles), loading and waste disposal? No parking plan is required for Single Family Development.

Access Management and ROWs correct? This will be reviewed and commented on by Lake Co. Public Works Dept.

Water/sewer plans? The development will be served by individual wells and septic systems.

Setbacks shown/correct? Front setbacks are (50) feet from center line of road, side and rear setbacks are a minimum of ten (25) feet from the property line. Wetland setbacks are 50 feet from the wetland jurisdiction line (WJL) and septic is (100) feet setback from the (WJL).

Open Space shown/correct? The Maximum Impervious Surface Ratio (ISR) is 10% for the Agriculture (A) Zoning District. The maximum height is 40 feet.

Memo

To: Karen Rosick, Planner
From: Brian Hawthorne, Fire Inspector
Date: 7/3/2007
Re: Fire Comments, Bloomfield Crossing

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. During the formal review process, additional items requiring correction may be noted.

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 Edition.

Provide Approved Fire Department Access road in accordance with FFPC 1, 18.2.2. Fire Department access roads shall have an unobstructed width of 20' and an unobstructed vertical clearance of 13' 6". Fire Department Access road shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ.

Fire department access roads shall be provided such that any portion of the facility, or any portion of an exterior wall of the first story of the building is located not more than 150' from fire department access roads as measured by an approved route around Building.

Required fire lanes shall be provided with the inner edge of the roadway no closer than 10' and no further than 30 feet from the building. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

Fire Lanes Shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." or similar wording. Such signs shall be 12" by 18" with a white background and red letters and shall be a maximum of 7' in height from the roadway to the bottom of the sign. The sign shall be within sight of the traffic flow and be a maximum of 60' feet apart. (FFPC1, 18.2.2.5.8)

When the building is protected with an approved Sprinkler System, the distance is permitted to be increased to 450 ft.

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system per Florida Fire Prevention Code 1, 10.12.2. A Knox Fire Department Access System gate key switch is required for electronically operated gates. A Knox Fire Department Access System padlock is required for free swinging gates. An order form for Knox Fire Department Access System devices can be obtained from Lake County Fire Rescue at 352-343-9458.

Gates to subdivisions or commercial developments, if provided shall have a clear minimum pavement width of 12'. Gates located within a turning radius shall require additional width. All gates shall be located a minimum of (30 ft) from the public right-of-way and shall not open outward.

Brian Hawthorne, Fire Inspector
Department of Growth Management
Division of Building Services
Fifth Floor of Administration Building (Round building)
315 W. Main Street
Tavares, Florida 32778

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Leading our Children to Success

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Superintendent:
Anna P. Cowin

School Board Members:
District 1
Larry Metz
District 2
Scott Strong
District 3
Cindy Barrow
District 4
Jimmy Conner
District 5
Kyleen Fischer

June 25, 2007

Mr. R. Wayne Bennett, Planning Director
Department of Growth Management
Lake County
Post Office Box 7800
Tavares, Florida 32778

RE: Bloomfield Crossing, Presubmittal

Dear Mr. Bennett:

Lake County is currently reviewing a Presubmittal of a Preliminary Subdivision Plan with respect to the subject development. As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with County Staff's Report. The School Board of Lake County Florida believes this development will have an adverse impact on Lake County Public Schools. The following School Board comments reflect enrollment data as of May 24, 2007, and student generation rates from the Impact Fee Study.

The proposed development has the potential to add eight new single-family dwelling units that will contribute four new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by this proposed development and their current permanent capacity status are as follows:

- | | |
|-------------------------------------|---------------------------|
| • Leesburg Elementary School | 3% Over Capacity |
| • Oak Park Middle School | 4% Over Capacity |
| • Leesburg High School | 19% Under Capacity |

Attached please find a copy of the one-page District Growth Impact Report which indicates the potential impact of this proposed development on the public schools which currently serve the area under consideration. Should you have any questions or need additional information feel free to contact me at (352)253-6694.

Sincerely,

Dawn McDonald, Senior Planner
Growth Planning Department

Enclosure

Lake County Development Review Staff
6/25/2007
Bloomfield Crossing (Presubmittal)
David Young/Central Florida Homes and Land
Presubmittal of a preliminary subdivision plan application
requesting a nine-unit, single-family residential community on
40.35 acres.

1 dwelling unit/5 acres
Section 28, Township 20, Range 25
Located north of Number Two Road and east of Bloomfield
Avenue

Lake County Rural (1 dwelling unit/5 acres) &
Suburban (3 dwelling units/1 acre)

Lake County Agriculture District

	SF-DU	MF-DU	Mobile	SF Impacts	
NEW DU IMPACT				8	Dwelling Units
STUDENT GENERATION	0.410	0.254	0.145	3	
Elementary School	0.186	0.131	0.065	1	
Middle School	0.100	0.057	0.036	1	
High School	0.124	0.066	0.044	1	

SCHOOL NAME	Student Enrollment 5/24/2007	Permanent Student Capacity*	Current % of Perm. Capacity	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact
Leesburg Elementary	931	908	103%	932	103%
Oak Park Middle	620	598	104%	621	104%
Leesburg High	1,684	2,081	81%	1,685	81%

*2007-2008 Enrollment to Capacity Analysis, Lake County School District, March 2, 2007, Working Draft

Contact the Lake County School District Transportation Department at (352) 253-6740 for bus availability.

Sidewalks are recommended.

At least one safely-located pick-up/drop-off area is recommended.

This proposed development action will adversely impact area schools that are already over or nearly over capacity.

To address the need for additional permanent capacity at Oak Park Middle School, the District has planned and budgeted an addition/renovation for 2011 that will increase the permanent capacity of Oak Park Middle School to approximately 1,000.

The District previously provided comments for this project as "Bloomfield Acres" on April 7, 2005, with three proposed single-family units.

Dawn McDonald

Dawn McDonald, Senior Planner, LCS

Date: 6/25/2007



Date: July 3, 2007

To: Karen Rosick

From: Marcelo J. Blanco, Environmental Specialist II

Subject: Presubmittal Memo for "Bloomfield Crossing"

Section/Township/Range: 28-20-25

JPA: Howey-in-the-Hills

Comments: The application states first that there will be 8 parcels (page 2), but then that there will be 9 lots and 9 dwelling units (page 3), the number of lots may affect whether each individual site can be built on due to 64E-6 FAC and county LDR setbacks. Septic system permitting will be through DOH and will be subject to the following:

- Minimum 0.5 acres required per lot for well and septic system. Actual septic system sizing will be dependant on the application submitted to the DOH and conditions encountered on-site during the permitting process. Total allowable dwelling sizing and placement may be impacted by on-site conditions (soils, setbacks, etc.)
- Maintain appropriate surface water and wetland setbacks per 64E-6, FAC and county LDR.
- Show neighboring wells and septic systems within 100-feet of property lines.
- Maintain required surface water and wetlands setbacks per 64E-6 FAC and county LDRs.